

1928.
NEW ZEALAND.

STATE ADVANCES OFFICE

(REPORT BY THE SUPERINTENDENT OF THE) FOR THE YEAR ENDED
31ST MARCH, 1928.

Laid before Parliament pursuant to Subsection (3) of Section 64 of the State Advances Act, 1913.

ADVANCES TO SETTLERS BRANCH.

THIRTY-FOURTH ANNUAL REPORT AND BALANCE-SHEET.

1. DURING the year the State Advances Board has authorized advances amounting to £502,370, and the following statement shows the amount authorized in each provincial district:—

Provincial District.	Number of Applications.	Amount of Advances authorized. £
Auckland	279	245,730
Taranaki	40	54,575
Hawke's Bay	23	21,200
Wellington	71	57,100
Marlborough	13	11,200
Nelson	29	20,635
Westland	17	11,460
Canterbury	37	33,440
Otago	20	15,775
Southland	47	31,255
Totals	576	£502,370

2. During the year the advances paid over are as follows:—

	Number.	Amount. £
Not exceeding £500	128	41,565
Exceeding £500 but not exceeding £1,000	235	188,390
Exceeding £1,000 but not exceeding £2,000	166	215,850
Exceeding £2,000 but not exceeding £3,500	60	168,025
Totals	589	£613,830

3. The advances paid over, classified according to the tenure of the securities, are as follows:—

	Number.	Amount. £
On freeholds	472	507,030
On leaseholds	103	88,635
On freeholds and leaseholds combined	14	18,165
Totals	589	£613,830

4. The advances current are as follows:—

	Number.	Amount. £	s.	d.
Not exceeding £500	14,142	3,071,256	6	9
Exceeding £500 but not exceeding £1,000	6,243	4,711,137	2	8
Exceeding £1,000 but not exceeding £2,000	3,674	4,914,786	5	1
Exceeding £2,000 but not exceeding £3,500	1,248	4,257,887	14	8
	25,307	£16,955,067	9	2

5. The advances current, classified according to the tenure of the securities, are as follows :—

					Amount.		
					£	s.	d.
On freeholds	..	..	..	..	16,597	13,263,532	5 2
On leaseholds	..	..	..	..	8,409	3,401,599	6 10
On freeholds and leaseholds combined	..	..	..	..	301	289,935	17 2
Totals	..	..	..	..	25,307	£16,955,067	9 2

6. The advances current on rural and urban and suburban land are as follows :—

					Amount.		
					£	s.	d.
On rural land	..	..	..	..	15,132	10,981,397	6 6
On urban and suburban land	..	..	..	..	10,175	5,973,670	2 8
Totals	..	..	..	..	25,307	£16,955,067	9 2

7. The net profits for the year amounted to £49,079 2s. 5d.
 8. The cost of management expenses was £35,099 11s. 2d., being 0.168 per cent., or 3s. 4d. per £100 of the capital employed.
 9. The payment of instalments by settlers generally is regarded as satisfactory, the percentage of arrears to the funds outstanding at the close of the year being only 0.966 per cent.
 10. Mortgages and instalments of principal repaid for the year amounted to £768,788 3s. 4d.
 11. The amount of interest collected was £1,006,123 2s. 5d.
 12. Twenty-six leasehold and thirty-one freehold securities were realized by the Department during the year.
 13. On chattel securities fifty-seven advances, amounting to £15,700, were authorized for the year, and the amount paid over to twenty-eight borrowers was £8,770.
 14. With regard to the redemption of mortgages, 390 advances, amounting to £428,785, were authorized for the year, and the amount paid over to 393 borrowers was £498,410.
 15. The sinking fund, after redemption of loans totalling £126,700, amounted to £1,804,662 15s. 2d. at the close of the year.
 16. Since its inception in 1894 this branch has advanced £33,930,480. During that period the losses made were £89,433 0s. 1d., or 5s. 3d. in every £100 of the amount advanced. It is both gratifying and satisfactory to be able to record such a remarkably low loss rate.

RURAL ADVANCES BRANCH.

17. During the year the State Advances Board has authorized advances amounting to £1,146,770, and the following statement shows the amount authorized in each provincial district :—

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	207	405,385
Taranaki	..	..	..	..	48	128,720
Hawke's Bay	..	..	..	..	25	57,730
Wellington	..	..	..	..	66	159,270
Marlborough	..	..	..	..	11	19,450
Nelson	..	..	..	..	10	12,250
Westland	..	..	..	..	1	1,200
Canterbury	..	..	..	..	65	170,640
Otago	..	..	..	..	25	46,410
Southland	..	..	..	..	61	145,715
Totals	..	..	..	..	519	£1,146,770

18. The advances paid over during the year are as follows :—

					Number.	Amount. £
Not exceeding £500	..	..	..	..	21	7,420
Exceeding £500 but not exceeding £1,000	..	..	..	..	62	52,570
Exceeding £1,000 but not exceeding £2,000	..	..	..	..	97	158,935
Exceeding £2,000 but not exceeding £3,500	..	..	..	..	106	303,760
Exceeding £3,500 but not exceeding £5,500	..	..	..	..	51	229,215
Totals	..	..	..	..	337	£751,900

19. The advances paid over, classified according to the tenure of the securities, are as follows :—

					Number.	Amount. £
On freeholds	..	..	..	..	268	621,395
On leaseholds	..	..	..	..	56	105,930
On freeholds and leaseholds combined	..	..	..	..	13	24,575
Totals	..	..	..	..	337	£751,900

20. The advances current at the close of the year was £750,946 9s. 11d., represented by 337 loans.
 21. The net profits for the year amounted to £86 10s. 5d.
 22. The cost of management expenses was £744, being 0·091 per cent., or 1s. 10d. per £100 of the capital employed.
 23. Bonds to the aggregate value of £543,300 were issued during the year at satisfactory rates of interest to the Office.
 24. Mortgages and instalments of principal repaid for the year amounted to £953 10s. 1d.
 25. The amount of interest collected was £7,534 13s. 8d.

ADVANCES TO WORKERS BRANCH.

26. During the year the State Advances Board has authorized advances amounting to £1,215,590, and the following statement shows the amount authorized in each provincial district:—

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	614	557,030
Taranaki	..	..	..	..	13	10,485
Hawke's Bay	..	..	..	..	22	17,860
Wellington	..	..	..	..	568	509,695
Marlborough	..	..	..	..	7	3,870
Nelson	..	..	..	..	7	4,670
Westland	..	..	..	..	4	2,825
Canterbury	..	..	..	..	74	58,025
Otago	..	..	..	..	27	20,435
Southland	..	..	..	..	33	27,190
Totals	..	..	..	..	1,369	£1,212,085

27. The advances paid over, classified according to the tenure of the securities, are as follows:—

					Number.	Amount. £
On freeholds	..	..	..	..	1,478	1,321,632
On leaseholds	..	..	..	..	30	24,280
Totals	..	..	..	..	1,508	£1,345,912

28. The advances current and the tenure of the securities are as follows:—

					Number.	Amount. £ s. d.
On freeholds	..	..	..	..	17,998	9,880,385 14 6
On leaseholds	..	..	..	..	1,122	572,808 10 4
Totals	..	..	..	..	19,120	£10,453,194 4 10

29. The net profits for the year amounted to £3,234 12s. 10d.
 30. The cost of management expenses was £7,902 10s. 2d., being 0·087 per cent., or 1s. 9d. per £100 of the capital employed.
 31. The payment of instalments by workers has been well maintained and is considered satisfactory, the percentage of arrears to the funds outstanding at the close of the year being only 0·557 per cent.
 32. Mortgages and instalments of principal repaid for the year amounted to £346,925 10s. 9d.
 33. The amount of interest collected was £463,310 19s.
 34. Thirty-three freehold securities were realized by the Department during the year.
 35. Loan-moneys amounting to £890,000 were received during the year.
 36. The sinking fund, after redemption of loans totalling £187,000, amounts to £88,734 5s. 5d.
 37. This branch has since its inception in the year 1906 lent the sum of £14,563,032. The losses made during that period amounted to £4,982 2s. 9d., or 8d. in every £100 of the amount advanced. The exceptionally low percentage of loss recorded is highly satisfactory.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

- 38 During the year the State Advances Board has authorized advances amounting to £19,525, and the following statement shows the amount authorized in each provincial district:—

Provincial District.					Number of Applications.	Amount of Advances authorized. £
Auckland	..	..	..	..	15	14,620
Taranaki	..	..	..	..	3	1,305
Wellington	..	..	..	..	6	3,600
Totals	..	..	..	..	24	£19,525

39. The amount paid over to thirty local bodies during the year was £25,705.
40. Loans to the number of 1,964 have been made to local bodies. They are now indebted to the extent of £2,804,100 18s. 9d. in respect of principal moneys.
41. The payment of instalments by local bodies is satisfactory, the percentage of arrears to the funds outstanding at the close of the year being only 0·115 per cent.
42. Mortgages and instalments of principal repaid for the year amounted to £71,123 7s. 6d.
43. The amount of interest collected was £120,333 5s. 9d.
44. The loss for the year was £10,381 4s.
45. The sinking fund amounts to £375,020 10s. 11d.

PUBLIC DEBT SINKING FUNDS BRANCH.

46. During the year the State Advances Board has authorized advances amounting to £33,580.
47. The advances paid over during the year was £24,780.
48. 1,153 settlers are now indebted to the extent of £983,648 16s. ; 130 workers, £69,691 6s. 7d. ; and local bodies (in respect of 1,626 loans) £2,121,012 15s. 4d. : a total of £3,174,352 17s. 11d. in respect of principal moneys.
49. Mortgages and instalments of principal repaid for the year amounted to £82,769 18s. 11d.
50. The amount of interest collected was £151,783 4s. 9d.
51. The interest earned for the year amounted to £151,763 17s. 11d.
52. The cost of management expenses was nil.

ADVANCES OFFICE SINKING FUND.

53. During the year the State Advances Board has authorized advances amounting to £2,340.
54. The advances paid over during the year was £21,305.
55. 1,552 settlers are now indebted to the extent of £1,096,293 1s. 4d. ; 142 workers, £68,668 9s. 5d. ; and local bodies (in respect of 320 loans), £411,767 16s. 8d. : a total of £1,576,729 7s. 5d. in respect of principal moneys.
56. Mortgages and instalments of principal repaid for the year amounted to £73,238 9s. 5d.
57. The amount of interest collected was £101,826 4s. 3d.
58. The interest earned for the year amounted to £100,570 16s. 1d.
59. To date loan-moneys amounting to £313,700 have been redeemed out of sinking funds, and the balance held to the credit of the fund at the close of the year was £2,268,417 11s. 6d.
60. The cost of management expenses was nil.

MISCELLANEOUS BUSINESS BRANCH.

REPATRIATION.

61. During the year the sum of £42,586 13s. 2d. principal moneys was repaid by borrowers.
62. The present position is that 1,535 borrowers are indebted to the extent of £203,271 19s. for business loans, and 5,773 borrowers owe £129,463 5s. 8d. for furniture loans—a total of £332,735 4s. 8d. in respect of principal moneys.

HOUSING ACCOUNT.

63. The sum of £8,649 18s. 3d. was expended during the year in preparing land for the erection of workers' dwellings.
64. During the year seven dwellings, amounting to £6,989, were disposed of.
65. Mortgages and instalments of principal repaid for the year amounted to £65,603 3s. 6d.
66. The total amount of interest collected was £32,664 7s.

LOANS TO EMPLOYERS FOR WORKERS' DWELLINGS ACCOUNT ; FISHING INDUSTRY PROMOTION ACCOUNT ;
FRUIT-PRESERVING INDUSTRY ADVANCES ACCOUNT ; COLD STORAGE ADVANCES ACCOUNT.

67. Mortgages and instalments of principal repaid for the year in respect of the above accounts amounted to £2,586 3s. 8d., and the total amount of interest collected was £5,984 1s. 1d.
68. A statement of each account for the year is attached.

WM. WADDEL, Superintendent.

State Advances Office, Wellington, 23rd August, 1928.

STATE ADVANCES OFFICE.

ADVANCES TO SETTLERS BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31st MARCH, 1928.

<i>Liabilities.</i>			<i>Assets.</i>		
	£	s. d.		£	s. d.
Sundry loans	19,342,780	3 5	Investment Account—Principal owing by mortgagors	16,955,067	9 2
Temporary advances from—			Temporary investments	150,000	0 0
Public Debt Sinking Fund	£ 108,000	0 0	Temporary advances to—		
Branch			Workers Branch	£ 1,810,500	0 0
Advances Office Sinking Fund Account	666,500	0 0	Local Authorities Branch	374,500	0 0
Miscellaneous Business Branch	269,400	0 0	Rural Advances Branch	270,500	0 0
				2,455,500	0 0
	1,043,900	0 0	Sinking Fund investments held by Advances Office Sinking Fund Account	*1,804,662	15 2
Amount held for investment on behalf of the			Interest on mortgages—	£	s. d.
Housing Insurance Fund	4,392	8 0	Overdue	169,882	5 9
Advances Suspense Account	13,710	0 0	Accrued	215,402	18 8
Fire Loss Suspense Account	16,942	14 1			
Income-tax Suspense Account	8,936	6 6		385,285	4 5
Sundry creditors	1,708	14 0	Interest on temporary investments accrued		36 19 9
Interest on loans accrued but not due	167,661	7 7	Office furniture and equipment		6,137 17 1
Reserve for bad debts	63,291	15 5	Sundry debtors		65,552 10 5
Sinking Fund	1,445,997	13 3	Loan Charges Account		192,217 13 7
Reserve Fund	25,000	0 0	Cash in hand and in bank at 31st March, 1928		119,860 12 8
	<u>£22,134,321</u>	<u>2 3</u>		<u>£22,134,321</u>	<u>2 3</u>

* This amount includes the sum of £358,665 1s. 11d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH, 1928.

<i>Dr.</i>	£	s. d.	<i>Cr.</i>	£	s. d.
To Management Expenses Account	35,099	11 2	By Interest Account—Gross profits	123,723	16 3
Loss on realization of securities and doubtful securities written down	39,222	1 9			
Office furniture and equipment written down	323	0 11			
Balance—Net profits for the year	49,079	2 5			
	<u>£123,723</u>	<u>16 3</u>		<u>£123,723</u>	<u>16 3</u>
	£	s. d.		£	s. d.
To Loan-flotation charges written down	12,351	4 11	By Net profits for the year	49,079	2 5
Income-tax	8,937	5 9			
Balance of net profits invested in Advances Office Sinking Fund Account	27,790	11 9			
	<u>£49,079</u>	<u>2 5</u>		<u>£49,079</u>	<u>2 5</u>

INTEREST ACCOUNT FOR THE YEAR ENDED 31st MARCH, 1928.

<i>Dr.</i>	£	s. d.	£	s. d.	<i>Cr.</i>	£	s. d.	£	s. d.
To Interest on loans	875,205	14 1			By Interest on mortgages	878,773	2 5		
Less accrued at 31st March, 1927	176,996	19 10			Less overdue and accrued at 31st March, 1927	354,561	11 0		
			698,208	14 3				524,211	11 5
Interest on loans accrued but not due	167,661	7 7			Interest on outstanding payments			49	18 8
Interest on amounts temporarily transferred from other branches	39,294	3 0			Interest on bank balances			792	15 7
Balance—Gross profits transferred to Profit and Loss Account	123,723	16 3			Interest on temporary advances to other branches			118,435	15 5
					Interest on temporary investments	£	s. d.		
					ments	8,071	12 9		
					Less accrued at 31st March, 1927	7,995	16 11		
								75	15 10
					Interest on temporary investments accrued at 31st March, 1928			36	19 9
					Interest on mortgages—	£	s. d.		
					Overdue at 31st March, 1928	169,882	5 9		
					Accrued but not due at 31st March, 1928	215,402	18 8		
								385,285	4 5
	<u>£1,028,888</u>	<u>1 1</u>						<u>£1,028,888</u>	<u>1 1</u>

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Advertising, newspapers, &c.	7	5	8	By Consent fees	28	5	0
Audit Office services	390	0	0	Production fees	649	1	6
Cleaning, lighting, heating, and messenger services	528	17	9	Release fees	241	16	3
Compassionate allowance to Mrs. Wilson ..	83	15	0	Sundry fees	7	10	7
Management charges on New Zealand stock and bonds	5,185	7	5	Balance transferred to Profit and Loss Account	35,099	11	2
Meal allowances and overtime	559	16	0				
Office maintenance	880	7	7				
Postages and telegrams	785	11	5				
Post Office services	1,513	14	6				
Printing and stationery	231	18	11				
Public Service Superannuation Fund contribution	326	10	11				
Rent	2,424	8	10				
Salaries	21,375	0	8				
Solicitors' costs and Court costs	44	5	0				
Telephones	110	11	9				
Travelling-expenses	729	0	0				
Typewriters and adding-machines—Repairs ..	199	13	1				
Valuation Department—Agency work	650	0	0				
	<u>£36,026</u>	<u>4</u>	<u>6</u>		<u>£36,026</u>	<u>4</u>	<u>6</u>

WM. WADDEL, Superintendent.

R. ROBERTSON, Accountant.

State Advances Office, Wellington, 23rd August, 1928.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.

—G. F. C. CAMPBELL, Controller and Auditor-General.

RURAL ADVANCES BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

Liabilities.	£	s.	d.	Assets.	£	s.	d.
Sundry loans	543,300	0	0	Investment Account—Principal owing by mortgagors	750,946	9	11
Temporary advances from Settlers Branch ..	270,500	0	0	Temporary investment	283	10	0
Advances Suspense Account	9,260	0	0	Interest on mortgages—			
Fire Loss Suspense Account	200	0	0	Overdue	2,030	0	2
Suspense Account	95	19	3	Accrued	9,282	2	0
Sundry creditors	1,206	17	2				
Interest on loans accrued but not due	564	18	3	Loan Charges Account	33,899	16	6
Profit and Loss Account	86	10	5	Cash in hand and in bank at 31st March, 1928 ..	28,772	6	6
	<u>£825,214</u>	<u>5</u>	<u>1</u>		<u>£825,214</u>	<u>5</u>	<u>1</u>

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Management Expenses Account	744	0	0	By Interest Account—Gross profits	830	10	5
Balance—Net profits for the year	86	10	5				
	<u>£830</u>	<u>10</u>	<u>5</u>		<u>£830</u>	<u>10</u>	<u>5</u>

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Interest on loans	1,206	17	2	By Interest on mortgages	7,472	17	4
Interest on loans accrued but not due	564	18	3	Interest on temporary investments	24	14	4
Interest on amounts temporarily transferred from Settlers Branch	16,244	10	0	Interest on bank balances	37	2	0
Balance—Gross profits transferred to Profit and Loss Account	830	10	5	Interest on mortgages—			
				Overdue at 31st March, 1928	2,030	0	2
				Accrued but not due at 31st March, 1928	9,282	2	0
	<u>£18,846</u>	<u>15</u>	<u>10</u>				
					<u>11,312</u>	<u>2</u>	<u>2</u>
					<u>£18,846</u>	<u>15</u>	<u>10</u>

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Audit Office services	10	0	0	By Balance transferred to Profit and Loss Account ..	744	0	0
Cleaning and messenger services	15	0	0				
Postages and telegrams	16	12	6				
Post Office services	15	0	0				
Printing and stationery	125	0	0				
Rent	85	0	0				
Salaries	275	0	0				
Travelling-expenses	202	7	6				
	<u>£744</u>	<u>0</u>	<u>0</u>		<u>£744</u>	<u>0</u>	<u>0</u>

WM. WADDEL, Superintendent.

R. ROBERTSON, Accountant.

State Advances Office, Wellington, 23rd August, 1928.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.

—G. F. C. CAMPBELL, Controller and Auditor-General.

ADVANCES TO WORKERS BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>		£	s.	d.	<i>Assets.</i>		£	s.	d.
Sundry loans .. .. .	.. .. .	8,948,022	19	11	Investment Account—Principal owing by mort-				
Temporary advances from Settlers Branch	.. .. .	1,810,500	0	0	gagors	10,453,194	4	10	
Interest due and unpaid .. .. .	.. .. .	8,942	3	8	Temporary investments	128	16	6	
Interest on loans accrued but not due	.. .. .	69,506	16	6	Sinking Fund investments held by Advances				
Advances Suspense Account .. .. .	.. .. .	99,235	17	8	Office Sinking Fund Account	*88,734	5	5	
Fire Loss Suspense Account .. .. .	.. .. .	2,148	18	0	Interest on mortgages—	£	s.	d.	
Suspense Account .. .. .	.. .. .	5,279	6	10	Overdue	62,447	0	6	
Income-tax Suspense Account .. .. .	.. .. .	589	1	6	Accrued	125,649	2	9	
Sundry creditors .. .. .	.. .. .	200	17	2					
Reserve for bad debts .. .. .	.. .. .	985	6	5		188,096	3	3	
Sinking Fund .. .. .	.. .. .	67,642	17	6	Sundry debtors	1,535	14	5	
					Loan Charges Account	234,393	9	10	
					Profit and Loss Account	45,265	3	4	
					Cash in hand and in bank at 31st March, 1928	1,706	7	7	
		£11,013,054	5	2			£11,013,054	5	2

* This amount includes the sum of £21,091 7s. 11d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>				<i>Cr.</i>			
		£	s. d.			£	s. d.
To Management Expenses Account	..	7,902	10 2	By Interest Account—Gross profits	..	12,122	9 5
Losses on realization of securities	..	985	6 5				
Balance—Net profits for the year	..	3,234	12 10				
		£12,122	9 5			£12,122	9 5
		£	s. d.			£	s. d.
To Balance as at 31st March, 1927	..	32,975	0 9	By Net profits for the year	..	3,234	12 10
Loan-flotation charges written down	..	14,936	11 11	Balance ..	..	45,265	3 4
Income-tax	..	588	3 6				
		£48,499	16 2			£48,499	16 2

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	£	s.	d.
To Interest on loans	392,692	7	8			
Less accrued at 31st March, 1927	69,833	7	8			
				322,859	0	0
Interest on amounts temporarily transferred from other branches				84,857	19	0
Interest due and unpaid				8,942	3	8
Interest on loans accrued but not due				69,506	16	6
Balance—Gross profits transferred to Profit and Loss Account				12,122	9	5
				£498,288	8	7

<i>Cr.</i>	£	s.	d.	£	s.	d.
By Interest on mortgages	459,338	19	1			
Less interest overdue and accrued at 31st March, 1927	151,702	13	2			
				307,636	5	11
Interest on bank balances				105	9	7
Interest on outstanding payments				8	9	1
Interest on temporary invest- ments	£	s.	d.			
	3,858	1	3			
Less accrued at 31st March, 1927	1,416	0	6			
				2,442	0	9
Interest on mortgages— Overdue at 31st March, 1928	62,447	0	6			
Accrued but not due at 31st March, 1928	125,649	2	9			
				188,096	3	3
				£498,288	8	7

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	150	0	0	By Cost of preparation of mortgages	117	3	0
Cleaning, lighting, heating, and messenger services	150	0	0	Inspection fees	11	3	9
Court costs and solicitors' costs	9	7	6	Production fees	520	14	6
Management charges on New Zealand stock and bonds	2,509	0	4	Release fees	84	0	0
Post Office services	520	0	0	Search and registration fees	177	3	3
Postages and telegrams	219	17	11	Sundry fees	20	11	1
Printing and stationery	310	0	0	Balance transferred to Profit and Loss Account	7,902	10	2
Public Service Superannuation Fund contribution	38	0	0				
Rent	600	0	0				
Salaries	3,977	0	0				
Valuation Department—Agency work	350	0	0				
	£8,833	5	9		£8,833	5	9

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

ADVANCES TO LOCAL AUTHORITIES BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>			<i>Assets.</i>		
	£	s. d.		£	s. d.
Sundry loans	2,790,293	11 8	Investment Account—Principal owing by local bodies	2,804,100	18 9
Loan-moneys—Unexpended balances under section 72, Local Bodies' Loans Act, 1913	3,987	12 10	Sinking Fund investments held by Advances Office Sinking Fund Account	*375,020	10 11
Temporary advances from Settlers Branch	374,500	0 0	Interest on debentures—	£	s. d.
Suspense Account	121	3 2	Overdue	2,798	6 9
Sundry creditors	19,966	13 4	Accrued	24,645	10 11
Interest on loans accrued but not due	36,553	18 8		27,443	17 8
Sinking Fund	146,810	13 4	Loan Charges Account	31,750	11 10
			Profit and Loss Account	133,701	1 10
			Cash in hand and in bank at 31st March, 1928 ..	216	12 0
				£3,372,233	13 0
	£3,372,233	13 0		£3,372,233	13 0

* This amount includes the sum of £228,209 17s. 7d. capital paid into the Sinking Fund under the provisions of the State Advances Act.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>			<i>Cr.</i>		
	£	s. d.		£	s. d.
To Balance—Interest Account	8,671	6 1	By Balance—Loss for the year	10,381	4 0
Management Expenses Account	1,709	17 11		£10,381	4 0
	£10,381	4 0			
	£	s. d.		£	s. d.
To Balance as at 31st March, 1927	122,238	13 0	By Balance	133,701	1 10
Loan-flotation charges written down	1,081	4 10			
Loss for the year	10,381	4 0		£133,701	1 10
	£133,701	1 10			

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>			<i>Cr.</i>		
	£	s. d.		£	s. d.
To Interest on loans	103,934	0 0	By Interest on debentures	120,309	12 9
Less accrued at 31st March, 1927	36,554	6 6	Less overdue and accrued at 31st March, 1927	31,298	4 0
	67,379	13 6		89,011	8 9
Interest on amounts temporarily transferred from Settlers Branch	21,216	13 4	Interest on bank balances	23	13 0
Interest on loans accrued but not due	36,553	18 8	Interest on debentures—		
			Overdue at 31st March, 1928	2,798	6 9
			Accrued but not due at 31st March, 1928	24,645	10 11
				27,443	17 8
	£125,150	5 6	Balance transferred to Profit and Loss Account ..	8,671	6 1
				£125,150	5 6

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>			<i>Cr.</i>		
	£	s. d.		£	s. d.
To Audit Office services	50	0 0	By Balance transferred to Profit and Loss Account ..	1,709	17 11
Cleaning, lighting, heating, and messenger services	30	0 0			
Management charges, New Zealand stock and bonds	603	17 11			
Post Office services	30	0 0			
Postages and telegrams	35	0 0			
Printing and stationery	140	0 0			
Public Service Superannuation Fund contribution	20	0 0			
Rent	100	0 0			
Salaries	701	0 0			
	£1,709	17 11		£1,709	17 11

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

PUBLIC DEBT SINKING FUNDS BRANCH.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>			<i>Assets.</i>					
	£	s. d.		£	s. d.	£	s. d.	
Sinking Fund created under the provisions of the Public Debt Extinction Act, 1910 ..	3,258,955	19 4	Investment Account—Principal					
Advances Suspense Account ..	480	0 0	owing on loans to—					
Fire Loss Suspense Account ..	1,425	0 0	Settlers ..	983,648	16 0			
Suspense Account ..	186	12 8	Workers ..	69,691	6 7			
Sundry creditors—Interest due to Consolidated Fund in accordance with section 12 (a), Repayment of the Public Debt Act, 1925 ..	21,748	10 6	Local bodies ..	2,121,012	15 4			
Interest due to Treasury, overdue and accrued ..	44,028	10 2				3,174,352	17 11	
			Temporary advances to Settlers Branch ..			108,000	0 0	
			Sundry debtors ..				29	5 11
			Interest overdue on loans to—	£	s. d.			
			Settlers ..	5,651	2 7			
			Workers ..	232	4 6			
			Local bodies ..	3,474	0 3			
						9,357	7 4	
			Interest accrued on loans to—					
			Settlers ..	12,285	5 4			
			Workers ..	851	14 0			
			Local bodies ..	21,534	3 6			
						34,671	2 10	
			Cash in hand and in bank at 31st March, 1928 ..			413	18 8	
	£3,326,824	12 8				£3,326,824	12 8	

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>			<i>Cr.</i>					
	£	s. d.		£	s. d.	£	s. d.	
To Interest on investments due to Consolidated Fund in accordance with section 12 (a) Repayment of the Public Debt Act, 1925—			By Interest on loans to—					
Paid to Treasury ..	130,034	14 3	Settlers ..	47,585	8 4			
In hand, 31st March, 1928 ..	21,748	10 6	Workers ..	3,246	17 1			
Overdue and accrued at 31st March, 1928 ..	44,028	10 2	Local bodies ..	97,208	9 3			
						148,040	14 8	
	195,811	14 11	Less interest overdue and accrued at 31st March, 1927 ..	44,047	17 0			
Less overdue and accrued at 31st March, 1927 ..	44,047	17 0				103,992	17 8	
			Interest on expenses incurred in protection of securities ..				1	8 1
			Interest on bank balances ..				103	12 0
			Interest on temporary advances to Settlers Branch ..				3,637	10 0
			Interest overdue at 31st March, 1928, on loans to—	£	s. d.			
			Settlers ..	5,651	2 7			
			Workers ..	232	4 6			
			Local bodies ..	3,474	0 3			
						9,357	7 4	
			Interest accrued at 31st March, 1928, on loans to—					
			Settlers ..	12,285	5 4			
			Workers ..	851	14 0			
			Local bodies ..	21,534	3 6			
						34,671	2 10	
	£151,763	17 11				£151,763	17 11	

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDELL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

ADVANCES OFFICE SINKING FUND ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

[illegible]

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

Dr.	£	s.	d.	Cr.	£	s.	d.
To Interest on investments—Transferred to Sinking Fund Account	100,570	16	1	By Interest on loans to—			
				Settlers	52,011	13	2
				Workers	3,146	17	11
				Local bodies	20,468	2	6
					75,626	13	7
				Less overdue and accrued at 31st March, 1927	27,160	6	11
					48,466	6	8
				Interest on bank balances	163	0	8
				Interest on outstanding payments	1	1	8
				Interest on temporary advances to Settlers Branch	26,035	8	4
				Interest overdue at 31st March, 1928, on loans to—			
				Settlers	7,308	0	6
				Workers	533	2	7
				Local bodies	1,415	11	3
					9,256	14	4
				Interest accrued at 31st March, 1928, on loans to—			
				Settlers	12,454	0	5
				Workers	742	18	11
				Local bodies	3,451	5	1
					16,648	4	5
	£100,570	16	1		£100,570	16	1

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

MISCELLANEOUS BUSINESS BRANCH.

HOUSING ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>				<i>Assets.</i>			
	£	s.	d.		£	s.	d.
Sundry loans—				Investment Account—Principal			
Debentures	412,388	9	4	owing on—			
Expenditure from Public				Dwellings purchased	409,118	10	2
Works Fund	319,918	1	7	Sections purchased	3,643	16	8
	732,306	10	11	Advances	365	1	6
Less loan-moneys redeemed				Loans on mortgage	195	9	0
and discharged from Con-							413,322 17 4
solidated Fund	19,468	9	4	Temporary advances to Settlers Branch			217,700 0 0
	712,838	1	7	Hutt Housing Suspense Account			74,226 0 0
Less loan-moneys redeemed				Completed dwellings			15,100 6 0
by Public Debt Repay-				Dwellings let			19,347 4 2
ment Account	100	0	0	Freehold land			36,244 3 3
				Sinking Fund investments held by Public Debt			
Liability to Consolidated Fund in terms of sec-				Redemption Fund			*3,904 4 8
tion 22, Finance Act, 1926				Insurance Fund investment held by Settlers			
Sundry creditors				Branch			4,392 8 0
Income-tax Suspense Account				Sundry debtors			965 6 5
Suspense Account				Interest on dwellings and land—	£	s.	d.
Liability to Railway Department (Hutt housing) ..	78,779	0	0	Overdue	6,949	13	0
Insurance Fund	5,607	19	8	Accrued	64	15	7
Interest on loans—	£	s.	d.				7,014 8 7
Overdue	17,464	3	10	Rent overdue			2,223 19 8
Accrued	3,890	14	5	Insurance premiums—	£	s.	d.
				Overdue	475	11	3
				Paid in advance	391	2	2
Sinking Fund							866 13 5
Reserve for losses on realization and bad debts ..				Profit and Loss Account			36,134 9 11
				Cash in hand and in bank at 31st March, 1928 ..			49 13 10
							£831,491 15 3
							£831,491 15 3

* This amount includes the sum of £3,354 19s. 10d. capital paid into the Sinking Fund in accordance with the Public Debt Extinction Act, 1910.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>		£	s.	d.	<i>Cr.</i>		£	s.	d.
To Management Expenses Account	..	2,107	19	9	By Interest Account—Gross profits	..	3,868	4	10
Dwellings maintenance	..	338	17	5	Sale of land and dwellings	..	701	18	2
Losses on realization of securities, and doubtful securities written down	..	889	5	7					
Balance—Net profits for the year	..	1,234	0	3					
		£4,570	3	0			£4,570	3	0
		£	s.	d.			£	s.	d.
To Balance as at 31st March, 1927	..	37,143	16	2	By Net profits for the year	..	1,234	0	3
Income-tax	..	224	14	0	Balance	..	36,134	9	11
		£37,368	10	2			£37,368	10	2

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Interest on loans	28,753	2	6	By Interest on land and dwellings	23,818	11	0
Less accrued at 31st March, 1927	4,000	9	2	Less overdue and accrued at			
				31st March, 1927	7,167	3	0
Interest on loans accrued but not due	3,890	14	5				16,681 8 0
Balance—Gross profits transferred to Profit				Interest on amounts temporarily transferred to			
and Loss Account	3,868	4	10	other branches			8,777 11 0
				Interest on bank balances			38 5 0
				Interest on dwellings and land—	£	s.	d.
				Overdue at 31st March, 1928	6,949	13	0
				Accrued but not due at			
				31st March, 1928	64	15	7
							7,014 8 7
							£32,511 12 7
	£32,511	12	7				£32,511 12 7

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	175	0	0	By Sundry fees	267	2	2
Cleaning, lighting, heating, and messenger				Balance transferred to Profit and Loss Account	2,107	19	9
services	30	0	0				
Fees paid for special services in respect of							
securities	116	4	2				
Postages and telegrams	30	2	9				
Post Office services	200	0	0				
Printing and stationery	75	0	0				
Public Service Superannuation Fund contribu-							
tion	30	0	0				
Rent	100	0	0				
Salaries	1,365	0	0				
Solicitors' costs	3	15	0				
Valuation Department—Agency work	250	0	0				
	£2,375	1	11				£2,375 1 11

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDELL, Superintendent.

R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controllor and Auditor-General.

LOANS TO EMPLOYERS FOR WORKERS' DWELLINGS ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31st MARCH, 1928.

<i>Liabilities.</i>				<i>Assets.</i>			
		£	s. d.			£	s. d.
Sundry loans		3,975	0 0	Investment Account—Principal owing by mort-			
Income-tax Suspense Account		3	5 6	gagors		2,912	14 2
Interest on loans—	£ s. d.			Temporary advances to Settlers Branch		850	0 0
Overdue	44 7 1			Sinking Fund investments held by Public Debt			
Accrued	38 15 5			Redemption Fund		*39	7 9
		83	2 6	Interest on mortgages—	£ s. d.		
Sinking Fund		34	0 6	Overdue	284 3 6		
				Accrued	2 3 5		
						286	6 11
				Cash in hand and in bank at 31st March, 1928		6	19 8
		£4,095	8 6			£4,095	8 6

* This amount includes the sum of £5 7s. 3d. capital paid into the Sinking Fund in accordance with the Public Debt Extinction Act, 1910.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31st MARCH, 1928.

<i>Dr.</i>				<i>Cr.</i>			
		£	s. d.			£	s. d.
To Administration expenses		10	0 0	By Interest Account—Gross profits		28	5 6
Balance—Net profits for the year		18	5 6				
		£28	5 6			£28	5 6
		£	s. d.			£	s. d.
To Income-tax		3	5 6	By Balance as at 31st March, 1927		13	0 8
Balance of net profits invested in Public Debt				Net profits for the year		18	5 6
Redemption Fund		28	0 8				
		£31	6 2			£31	6 2

INTEREST ACCOUNT FOR THE YEAR ENDED 31st MARCH, 1928.

<i>Dr.</i>				<i>Cr.</i>			
		£	s. d.			£	s. d.
To Interest on loans		159	0 0	By Interest on mortgages		123	19 6
Less accrued at 31st March, 1927		38	15 4	Interest on mortgages—			
		120	4 8	Overdue at 31st March, 1928		284	3 6
Interest on loans accrued but not due		38	15 5	Accrued at 31st March, 1928		2	3 5
Balance—Gross profits transferred to Profit and						410	6 5
Loss Account		28	5 6	Less interest overdue and accrued			
				at 31st March, 1927		263	13 7
						146	12 10
				Interest on temporary loans to Settlers			
				Branch		39	11 8
				Interest on bank balances		1	1 1
		£187	5 7			£187	5 7

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31st MARCH, 1928.

<i>Dr.</i>				<i>Cr.</i>			
		£	s. d.			£	s. d.
To Administration expenses		10	0 0	By Balance transferred to Profit and Loss Account		10	0 0
		£10	0 0			£10	0 0

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

FRUIT-PRESERVING INDUSTRY ADVANCES ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>				£	s.	d.	£	s.	d.	<i>Assets.</i>				£	s.	d.
Sundry loans	69,598	14	3							Investment Account—Principal owing by mort-						
Less loan liability redeemed and										gagors	42,183	14	5			
discharged from Consolidated										Properties acquired	4,212	8	6			
Fund	6,008	14	3							Temporary advances to Settlers Branch ..	16,290	0	0			
	63,590	0	0							Sinking Fund investments held by Public Debt						
Less loan liability redeemed by										Redemption Fund				*716	15	2
Public Debt Repayment Ac-	5,000	0	0							Interest on mortgages—	£	s.	d.			
count										Overdue	1,767	12	10			
										Accrued	313	9	9			
							58,590	0	0					2,081	2	7
Liability to Consolidated Fund in terms of section										Sundry debtors				80	19	4
22, Finance Act, 1926							5,000	0	0	Profit and Loss Account				4,330	16	10
Suspense Account							171	9	9	Cash in hand and in bank at 31st March, 1928 ..				115	7	8
Income-tax Suspense Account							15	2	0							
Interest on loans—																
Overdue							£	s.	d.							
Accrued							1,415	15	7							
							1,162	3	4							
Rent accrued																
Reserve for losses on realization and bad debts ..																
Sinking Fund																
																</

* This amount includes the sum of £612 16s. 10d. capital paid into the Sinking Fund in accordance with the Public Debt Extinction Act, 1910.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Management Expenses Account	100	0	0	By Interest Account—Gross profits	233	13	3
Expenses of realization of assets	50	11	6				
Balance—Net profits for the year	83	1	9				
	£233	13	3		£233	13	3
	£	s.	d.		£	s.	d.
To Balance as at 31st March, 1927	4,398	16	7	By Net profits for the year	83	1	9
Income-tax	15	2	0	Balance	4,330	16	10
	£4,413	18	7		£4,413	18	7

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	£	s.	d.	<i>Cr.</i>	£	s.	d.	£	s.	d.
To Interest on loans	2,452	7	9				By Interest on mortgages ..	1,798	1	9			
Less accrued at 31st March, 1927 ..	1,271	6	8				Interest on mortgages—						
				1,181	1	1	Overdue at 31st March, 1928..	1,767	12	10			
Interest on loans accrued but not due ..				1,162	3	4	Accrued at 31st March, 1928..	313	9	9			
Balance—Gross profits transferred to Profit and													
Loss Account					233	13	3						
				</									

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Administration expenses	95	0	0	By Balance transferred to Profit and Loss Account ..	100	0	0
Audit Office services	5	0	0				
	£100	0	0		£100	0	0

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

COLD-STORAGE ADVANCES ACCOUNT.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>						<i>Assets.</i>		
	£	s. d.	£	s. d.			£	s. d.
Sundry loans	82,750	0 0			Investment Account—Principal owing by mort-			
Less loan liability redeemed and					gagors	41,760	5 0	
discharged from Consolidated					Temporary advances to Settlers Branch ..	31,570	0 0	
Fund	7,500	0 0			Sinking Fund investments held by Public Debt			
					Redemption Fund	*1,087	2 7	
	75,250	0 0			Interest on mortgages—			
Less loan liability redeemed by					Overdue	1,529	9 5	
Public Debt Repayment Ac-					Accrued	708	14 2	
count	1,530	0 0	73,720	0 0			2,238	3 7
Liability to Consolidated Fund in terms of section					Sundry debtors		23	2 0
22, Finance Act, 1926			1,530	0 0	Profit and Loss Account		160	13 11
Income-tax—Suspense Account			119	16 0	Cash in hand and in bank at 31st March, 1928 ..		273	9 8
Interest on loans—								
Overdue	1,337	17 5						
Accrued	244	3 5						
			1,582	0 10				
Sinking Fund			160	19 11				
			£77,112	16 9			£77,112	16 9

* This amount includes the sum of £926 2s. 8d. capital paid into the Sinking Fund in accordance with the Public Debt Extinction Act, 1910.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>						<i>Cr.</i>		
	£	s. d.		£	s. d.		£	s. d.
To Management Expenses Account	115	0 0				By Interest Account—Gross profits	772	14 10
Balance—Net profits for the year	657	14 10						
			£772	14 10			£772	14 10
			£	s. d.			£	s. d.
To Balance as at 31st March, 1927	698	12 9				By Net profits for the year	657	14 10
Income-tax	119	16 0				Balance	160	13 11
			£818	8 9			£818	8 9

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>						<i>Cr.</i>		
	£	s. d.	£	s. d.			£	s. d.
To Interest on loans	2,974	0 5			By Interest on mortgages	1,565	0 0	
Less accrued at 31st March, 1927	247	8 0			Interest on mortgages—			
			2,726	12 5	Overdue at 31st March, 1928	1,529	9 5	
Interest on loans accrued but not due			244	3 5	Accrued at 31st March, 1928	708	14 2	
Balance—Gross profits transferred to Profit and							3,803	3 7
Loss Account					Less overdue and accrued at 31st			
					March, 1927	1,606	6 9	
							2,196	16 10
					Interest on bank balances			4 13 0
					Interest on temporary advances to Settlers			
					Branch		1,542	0 10
			£3,743	10 8			£3,743	10 8

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>						<i>Cr.</i>		
	£	s. d.		£	s. d.		£	s. d.
To Administration expenses	110	0 0				By Balance transferred to Profit and Loss Account ..	115	0 0
Audit Office services	5	0 0						
			£115	0 0			£115	0 0

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

REPATRIATION.

STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST MARCH, 1928.

<i>Liabilities.</i>		£	s.	d.	<i>Assets.</i>		£	s.	d.	£	s.	d.
Liability to Redemption Account as at 1st April, 1925		1,290,182	2	1	Investment Account—Principal owing by mortgagors ..		331,518	16	0			
Less repayments to 31st March, 1928		119,324	17	6	Less Suspense adjustments ..		162	12	4			
										331,356	3	8
				1,170,857	4	7						
Less expenditure irrecoverable to 31st March, 1927	£ s. d.	824,275	14	3	Buildings and farm assets					1,379	1	0
Losses on realization for the year ended 31st March, 1928	10,100	15	6		Losses in Suspense					4,272	17	10
Management expenses for the year ended 31st March, 1928	3,745	10	2		Interest on bills of sale, overdue					8,072	3	9
				838,121	19	11						
				332,735	4	8				6,185	3	11
Sundry creditors—Treasury—					Cash in hand and in bank at 31st March, 1928							
Interest	1,130	17	8									
Principal	4,682	3	4									
				5,813	1	0						
Suspense Account				372	2	11						
Writings-off Suspense				4,272	17	10						
Interest on advances from War Expenses Account, overdue				8,072	3	9						
				£351,265	10	2				£351,265	10	2

INTEREST ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.	£	s.	d.
To Interest paid to Treasury	2,906	4	2	By Interest on bills of sale	4,232	19	0			
Interest in hand due to Treasury, 31st March, 1928	1,130	17	8	Interest on bills of sale, overdue at 31st March, 1928	8,072	3	9			
Interest due to Treasury, overdue at 31st March, 1928	8,072	3	9							
								12,305	2	9
				Less overdue at 31st March, 1927	9,830	3	3			
								2,474	19	6
Less interest due to Treasury, overdue at 31st March, 1927	9,830	3	3	Less realizations—Interest	311	2	6			
								2,163	17	0
				Interest on temporary loans to Settlers Branch				54	3	4
				Interest on bank balances				61	2	0
	£2,279	2	4					£2,279	2	4

MANAGEMENT EXPENSES ACCOUNT FOR THE YEAR ENDED 31ST MARCH, 1928.

<i>Dr.</i>	£	s.	d.	<i>Cr.</i>	£	s.	d.
To Audit Office services	125	0	0	By Sundry fees			1 2 0
Cleaning and messenger services	50	0	0	Balance recouped in accordance with section 13 (3), State Advances Amendment Act, 1922	3,745	10	2
Commission	22	12	6				
Postages and telegrams	330	0	0				
Post Office services	420	0	0				
Printing and stationery	225	0	0				
Rent	215	0	0				
Salaries	2,295	0	0				
Solicitors' costs	51	1	5				
Training expenses	12	18	3				
	£3,746	12	2				£3,746 12 2

State Advances Office, Wellington, 23rd August, 1928.

WM. WADDEL, Superintendent.
R. ROBERTSON, Accountant.

I hereby certify that the Balance-sheet and accompanying accounts have been duly examined and compared with the books and documents submitted for audit, and correctly state the position as disclosed thereby.
—G. F. C. CAMPBELL, Controller and Auditor-General.

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